

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Federal Way / 54

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 440

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$54,000	\$166,000	\$220,000	\$233,300	94.3%	7.04%
2003 Value	\$56,600	\$175,600	\$232,200	\$233,300	99.5%	6.93%
Change	+\$2,600	+\$9,600	+\$12,200		+5.2%	-0.11%
% Change	+4.8%	+5.8%	+5.5%		+5.5%	-1.57%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.11% and -1.57% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$54,500	\$166,500	\$221,000
2003 Value	\$57,200	\$176,200	\$233,400
Percent Change	+5.0%	+5.8%	+5.6%

Number of one to three unit residences in the Population: 3823

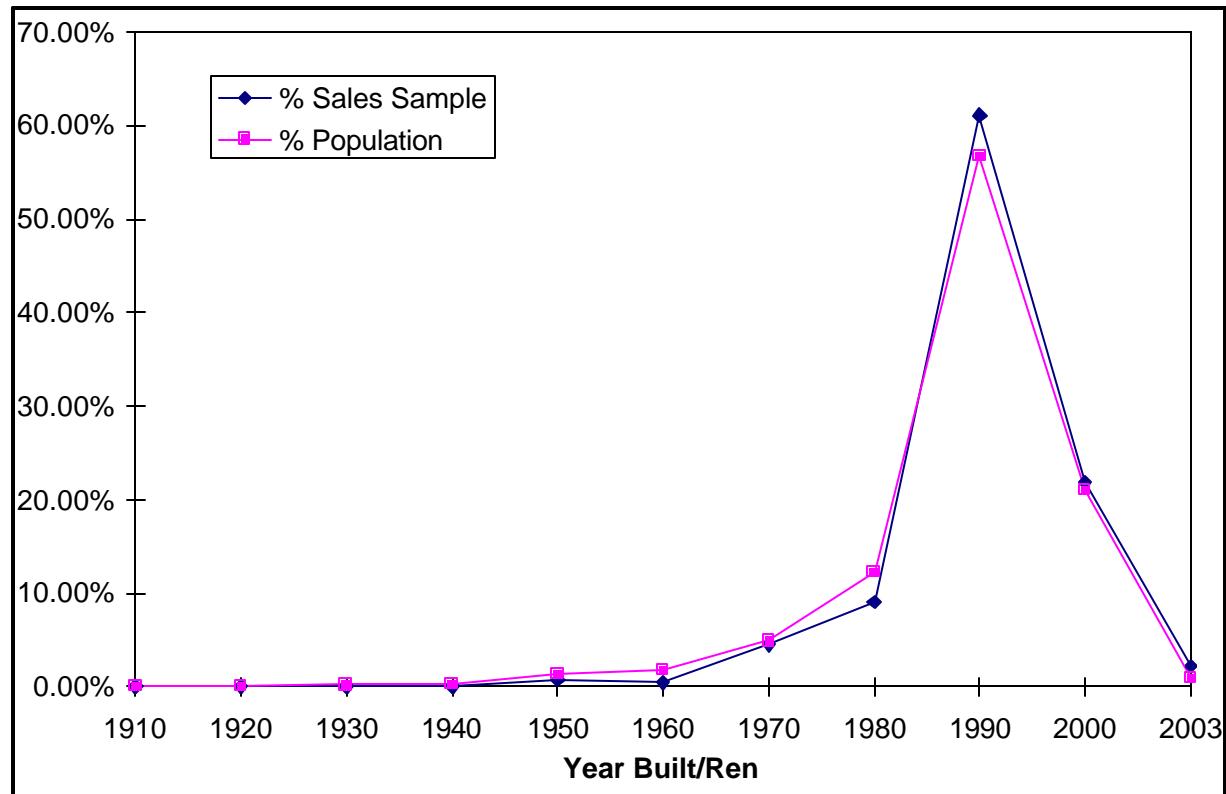
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Bellacarino Woods were assessed at a lower level than other parcels and received a greater upward adjustment while grade 7 houses (average quality) in sub area 21 with 1 story were assessed slightly higher than other parcels and received a smaller upward adjustment.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

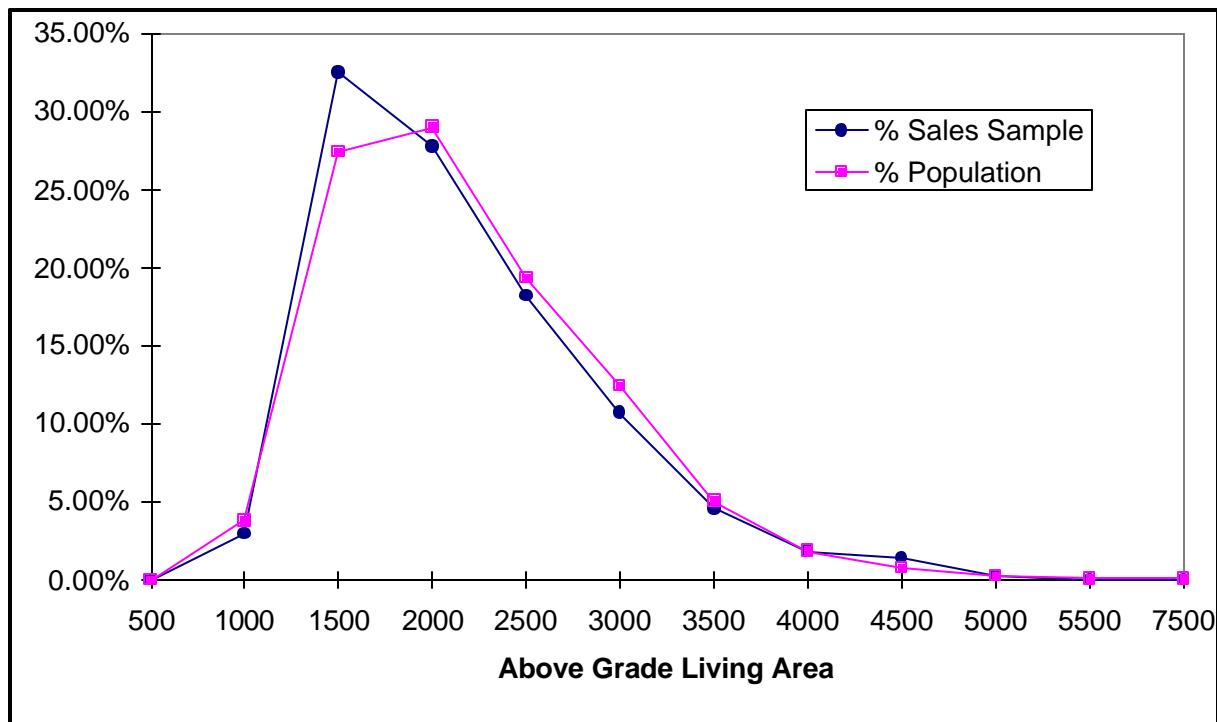
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	3	0.08%
1920	0	0.00%	1920	4	0.10%
1930	0	0.00%	1930	9	0.24%
1940	0	0.00%	1940	13	0.34%
1950	3	0.68%	1950	53	1.39%
1960	2	0.45%	1960	71	1.86%
1970	20	4.55%	1970	189	4.94%
1980	40	9.09%	1980	469	12.27%
1990	269	61.14%	1990	2171	56.79%
2000	96	21.82%	2000	805	21.06%
2003	10	2.27%	2003	36	0.94%
	440			3823	



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

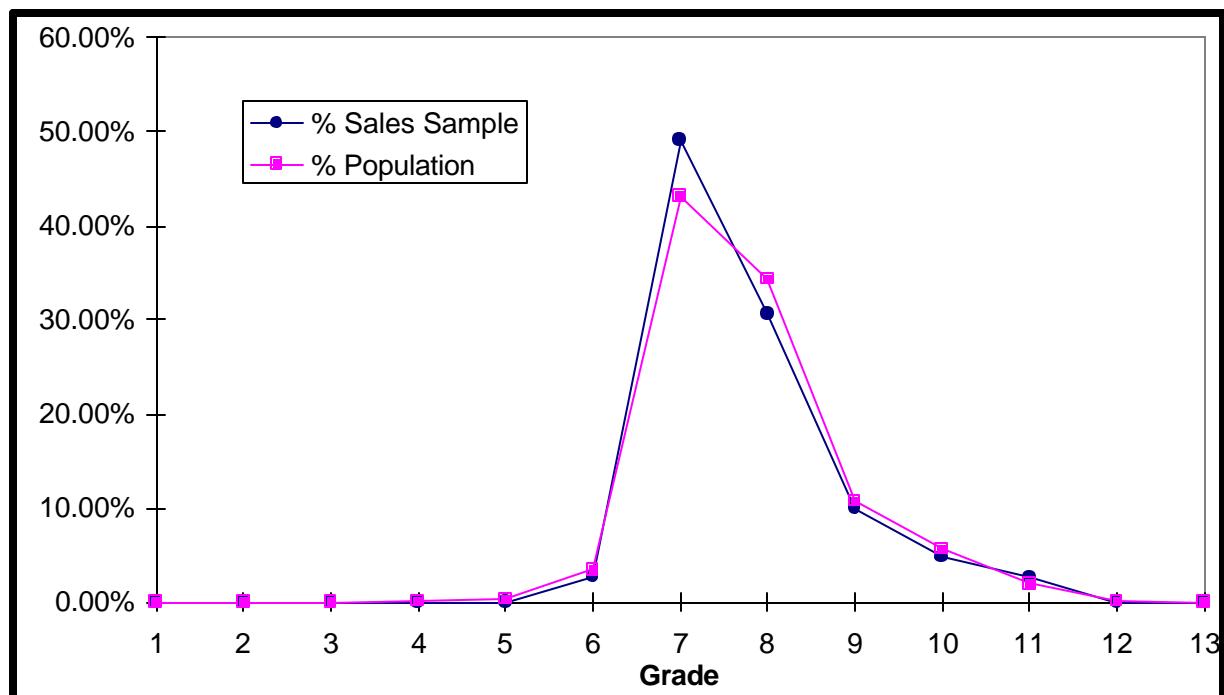
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	13	2.95%	1000	145	3.79%
1500	143	32.50%	1500	1048	27.41%
2000	122	27.73%	2000	1109	29.01%
2500	80	18.18%	2500	740	19.36%
3000	47	10.68%	3000	476	12.45%
3500	20	4.55%	3500	193	5.05%
4000	8	1.82%	4000	70	1.83%
4500	6	1.36%	4500	28	0.73%
5000	1	0.23%	5000	10	0.26%
5500	0	0.00%	5500	2	0.05%
7500	0	0.00%	7500	2	0.05%
	440			3823	



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

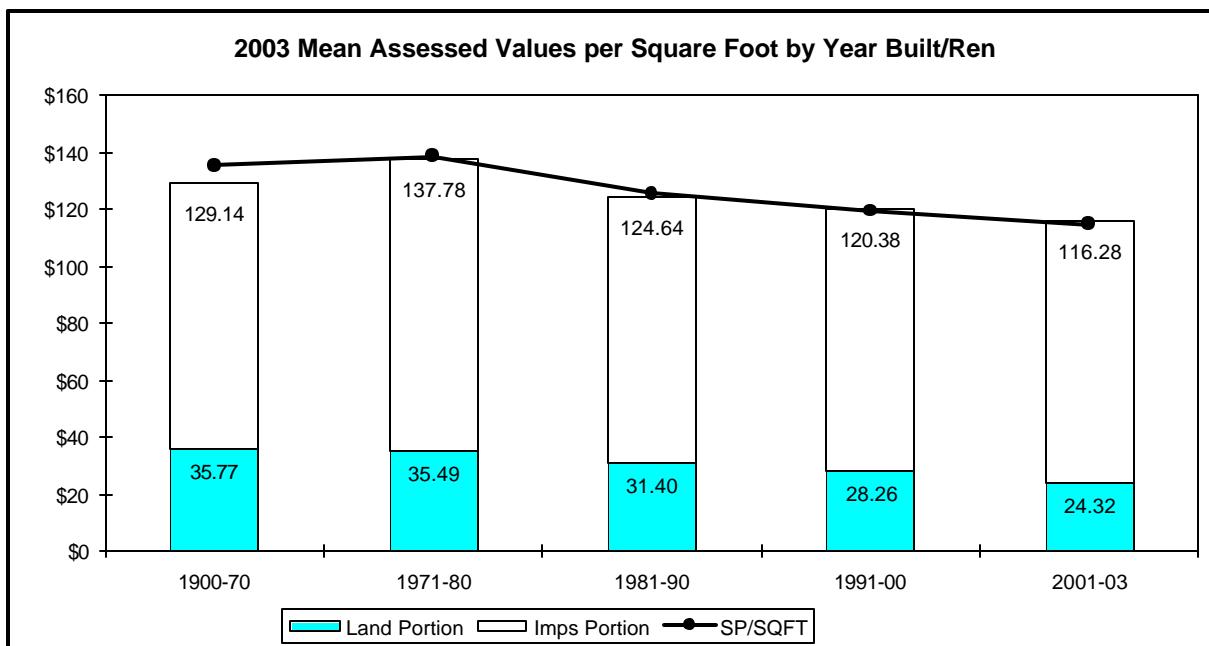
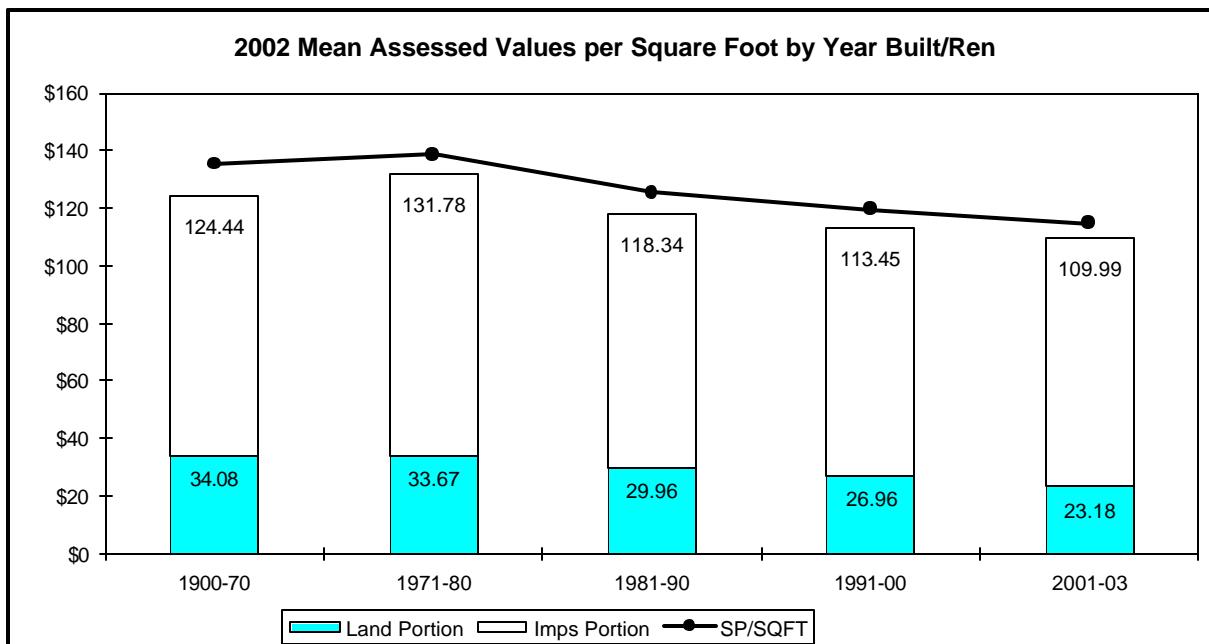
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	7	0.18%
5	0	0.00%	5	12	0.31%
6	12	2.73%	6	132	3.45%
7	216	49.09%	7	1649	43.13%
8	135	30.68%	8	1312	34.32%
9	44	10.00%	9	411	10.75%
10	21	4.77%	10	216	5.65%
11	12	2.73%	11	76	1.99%
12	0	0.00%	12	7	0.18%
13	0	0.00%	13	1	0.03%
	440			3823	



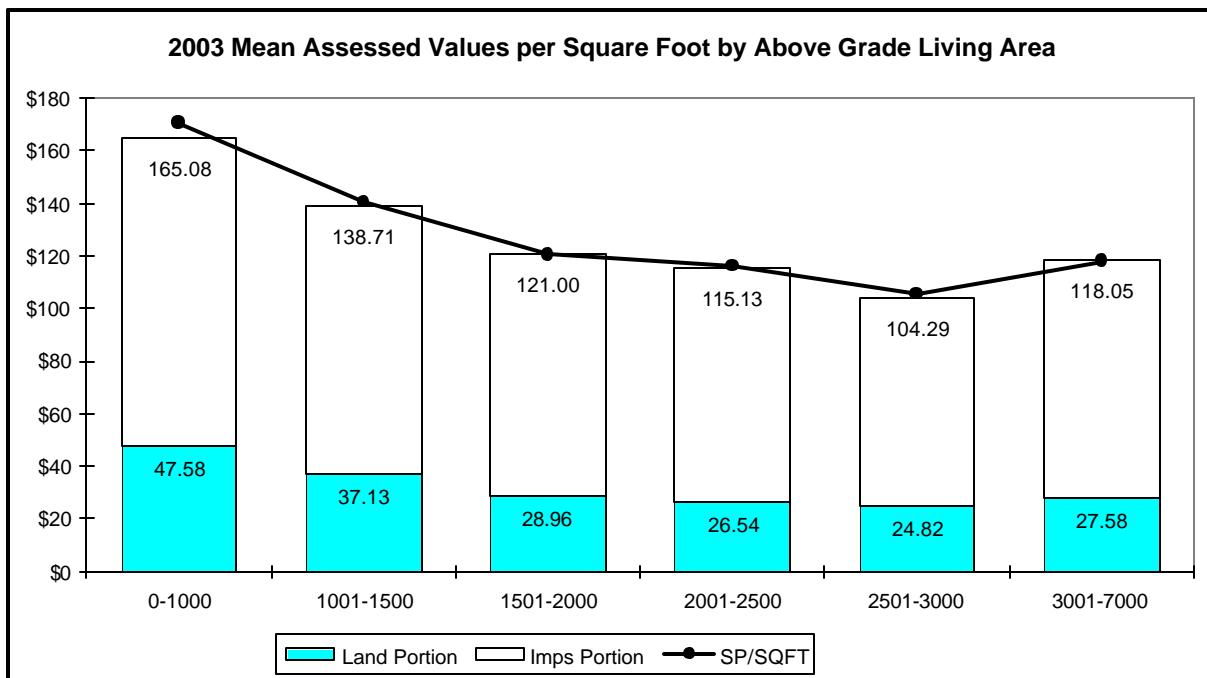
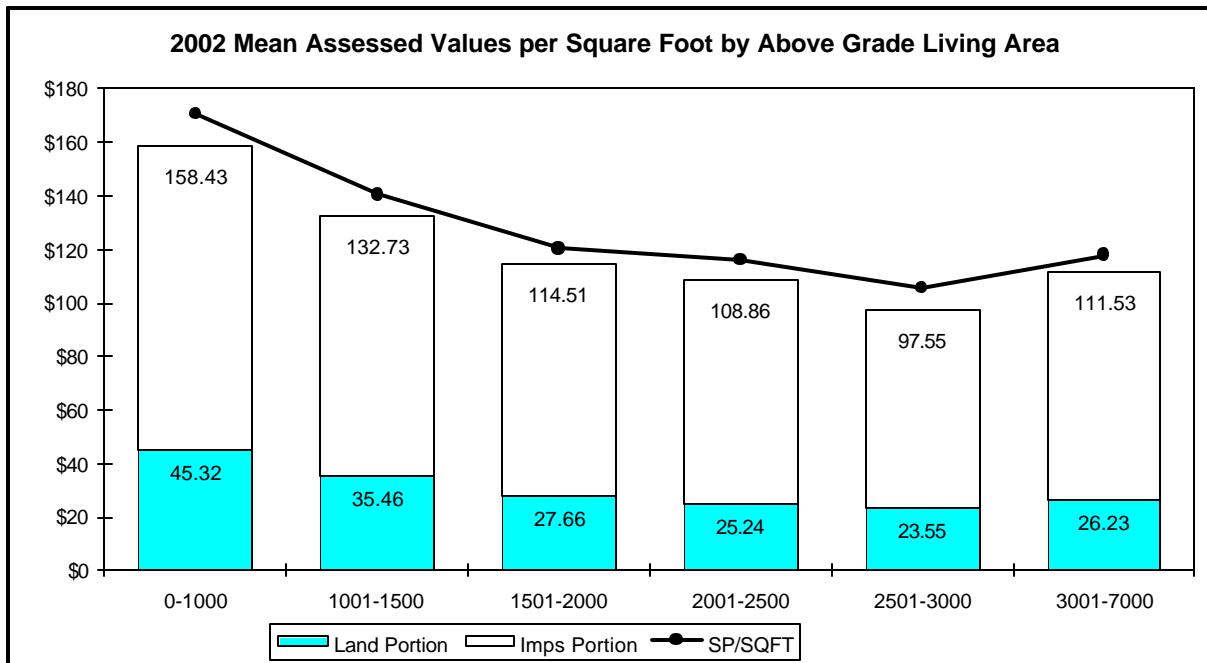
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated***



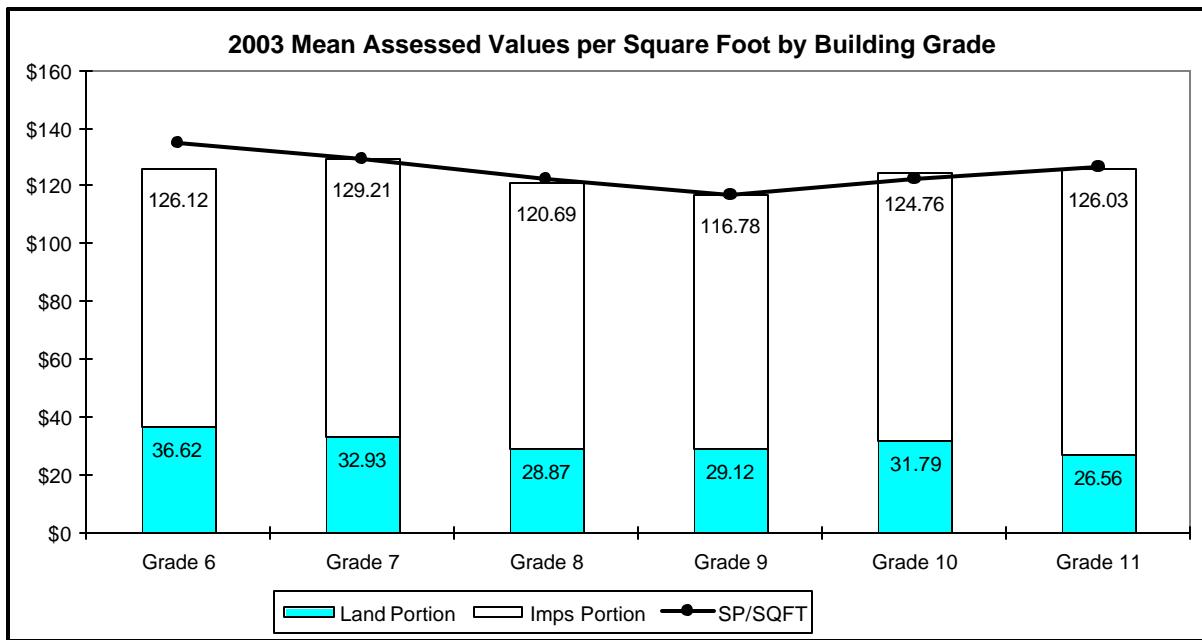
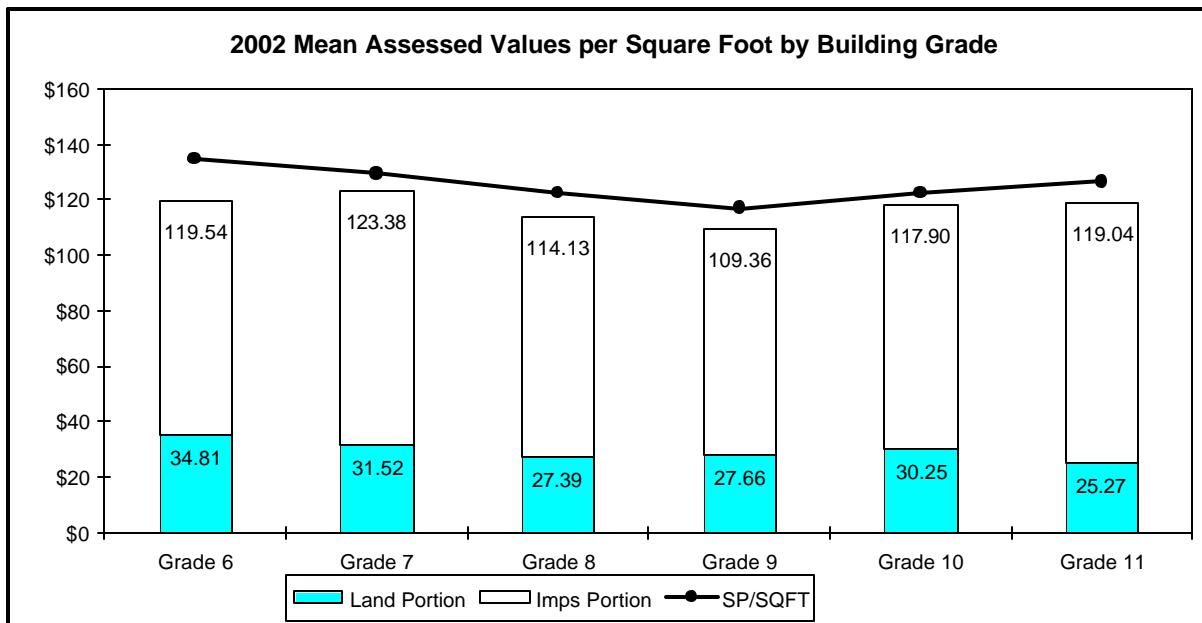
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. The sales sample only had 3 houses built in the 1940's and 2 built in the 1950's.

***Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 17 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} \times 1.06, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 440 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Bellacarino Woods were assessed at a lower level than other parcels and received a greater upward adjustment while grade 7 houses (average quality) in sub area 21 with 1 story were assessed slightly higher than other parcels and received a smaller upward adjustment.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} / (0.9438294 + -0.05966749 \text{ if in Major 066230 or 066231} + 0.03000336 \text{ if in Sub Area 21, Grade is 7 and 1 Story})$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value * 1.058)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2003 \text{ Total Value} = 2003 \text{ Land Value} + \text{Previous Improvement Value} * 1.058, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 54 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.95%

Major 066230

and 066231

(Bellacarino
Woods)

Yes

% Adjustment

7.15%

SubArea 21

Grade 7

1 Story

Yes

% Adjustment

-3.26%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 7 1-story house in sub area 21 would *approximately* receive a 2.69% upward adjustment (5.95% + -3.26%).

A house in Bellacarino Woods would receive an *approximate* upward adjustment of 13.1% (5.95% + 7.15%).

There are no multi-variable adjustments.

82% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 54 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
066230 thru 066231	Bellacarino Woods Div 1 and 2	9	115	7.8%	NE 30-21-4	21	8 - 9	1995 thru 1999	SW 356 th St and 8 th AV SW

Area 54 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	12	0.894	0.944	5.5%	0.880	1.007
7	216	0.953	0.999	4.9%	0.991	1.008
8	135	0.933	0.987	5.8%	0.975	0.999
9	44	0.935	1.000	6.9%	0.978	1.021
10	21	0.960	1.015	5.8%	0.987	1.044
11	12	0.940	0.995	5.9%	0.940	1.051
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1941-1970	25	0.928	0.963	3.7%	0.931	0.995
1971-1980	40	0.947	0.993	4.8%	0.965	1.021
1981-1990	269	0.942	0.994	5.5%	0.986	1.002
1991-2000	96	0.944	1.004	6.3%	0.992	1.016
2001-2003	10	0.959	1.013	5.7%	0.978	1.049
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	415	0.942	0.995	5.6%	0.989	1.002
Good or Very Gd*	25	0.964	1.003	4.1%	0.966	1.040
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	177	0.942	0.986	4.7%	0.975	0.996
1.5	5	0.950	1.004	5.7%	0.865	1.143
2	258	0.944	1.000	6.0%	0.992	1.008

*One parcel in the sales sample was in very good condition.

Area 54 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
801-1000	13	0.929	0.968	4.2%	0.916	1.021
1001-1500	143	0.947	0.990	4.5%	0.979	1.000
1501-2000	122	0.951	1.005	5.7%	0.993	1.018
2001-2500	80	0.940	0.994	5.8%	0.978	1.010
2501-3000	47	0.925	0.989	6.9%	0.969	1.009
over 3000	35	0.945	1.000	5.8%	0.976	1.024
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	418	0.943	0.996	5.6%	0.989	1.002
Y	22	0.942	0.995	5.6%	0.970	1.019
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	440	0.943	0.995	5.6%	0.989	1.002
Y	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
18	277	0.939	0.993	5.8%	0.985	1.002
21	163	0.950	1.000	5.2%	0.990	1.010
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
3000-8000	240	0.946	0.999	5.6%	0.991	1.007
8001-12000	138	0.935	0.987	5.6%	0.975	0.999
12001-20000	46	0.949	1.000	5.4%	0.980	1.021
20000-1.35AC	16	0.949	1.002	5.6%	0.958	1.047

Area 54 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.995.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

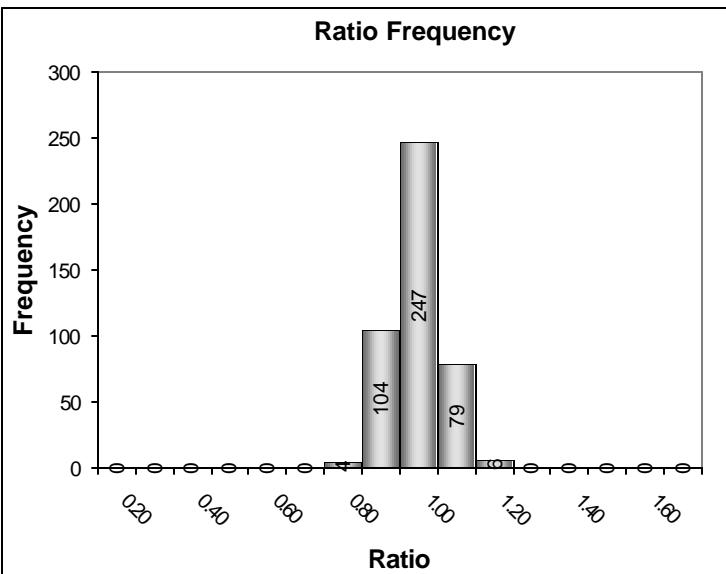
It is difficult to draw valid conclusions when the sales count is low.

Major 066230 and 066231 (Bellacarino Woods)	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	432	0.944	0.995	5.4%	0.989	1.002
Y	8	0.883	0.996	12.8%	0.965	1.027
Sub Area 21 Grade 7 1 Story	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	381	0.940	0.995	5.9%	0.988	1.002
Y	59	0.974	0.998	2.4%	0.982	1.014

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: SW Crew / Team - 2	Lien Date: 01/01/2002	Date of Report: 5/7/2003	Sales Dates: 1/2001 - 12/2002
Area 54 - Federal Way	Appr ID: DGIB	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	440		
Mean Assessed Value	220,000		
Mean Sales Price	233,300		
Standard Deviation AV	70.850		
Standard Deviation SP	76.434		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.947		
Median Ratio	0.947		
Weighted Mean Ratio	0.943		
UNIFORMITY			
Lowest ratio	0.784		
Highest ratio:	1.133		
Coefficient of Dispersion	5.59%		
Standard Deviation	0.067		
Coefficient of Variation	7.04%		
Price Related Differential (PRD)	1.004		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.940		
<i>Upper limit</i>	0.954		
95% Confidence: Mean			
<i>Lower limit</i>	0.941		
<i>Upper limit</i>	0.953		
SAMPLE SIZE EVALUATION			
N (population size)	3823		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.067		
Recommended minimum:	7		
Actual sample size:	440		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	218		
# ratios above mean:	222		
<i>Z:</i>	0.191		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



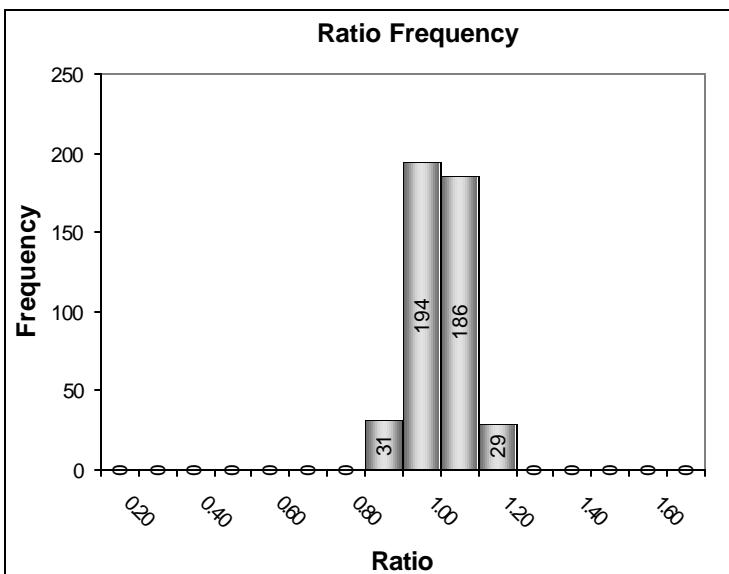
COMMENTS:

1 to 3 Unit Residences throughout area 54

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: SW Crew / Team - 2	Lien Date: 01/01/2003	Date of Report: 5/7/2003	Sales Dates: 1/2001 - 12/2002
Area 54 - Federal Way	Appr ID: DGIB	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	440		
Mean Assessed Value	232,200		
Mean Sales Price	233,300		
Standard Deviation AV	75.880		
Standard Deviation SP	76.434		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.000		
Weighted Mean Ratio	0.995		
UNIFORMITY			
Lowest ratio	0.829		
Highest ratio:	1.198		
Coefficient of Dispersion	5.47%		
Standard Deviation	0.069		
Coefficient of Variation	6.93%		
Price Related Differential (PRD)	1.003		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.007		
95% Confidence: Mean			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.004		
SAMPLE SIZE EVALUATION			
N (population size)	3823		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.069		
Recommended minimum:	8		
Actual sample size:	440		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	214		
# ratios above mean:	226		
Z:	0.572		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 54

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	010450	0010	1/29/02	183500	1300	0	7	1982	3	8928	N	N	32102 14TH AV SW
18	010450	0060	7/25/02	189000	1500	0	7	1983	3	9398	N	N	1328 SW 322ND CT
18	010450	0230	10/23/01	175000	860	0	7	1981	3	7432	N	N	32313 16TH AV SW
18	010450	0340	5/20/02	189000	1060	360	7	1981	3	9535	N	N	32215 16TH PL SW
18	010450	0460	7/29/02	173000	1110	0	7	1984	3	8400	N	N	1506 SW 320TH PL
18	010450	0500	5/23/01	163000	1110	0	7	1984	3	8400	N	N	1432 SW 320TH PL
18	010450	0570	4/26/01	182000	1130	460	7	1983	3	8695	N	N	1405 SW 320TH PL
18	010450	0580	6/24/02	169500	1740	0	7	1983	3	9218	N	N	1409 SW 320TH PL
18	010450	0630	11/7/02	180000	1170	0	7	1983	3	7210	N	N	1439 SW 320TH PL
18	010450	0770	6/21/02	171000	1400	0	7	1981	3	8058	N	N	32030 16TH PL SW
18	010450	0860	3/29/01	184950	1060	0	7	1981	3	8925	N	N	1405 SW 321ST ST
18	010450	0900	9/14/01	168050	1400	0	7	1981	3	7334	N	N	1511 SW 321ST ST
18	010450	0940	6/3/02	179000	1460	0	7	1983	3	7537	N	N	32216 16TH AV SW
18	010451	0050	12/31/01	183400	1120	0	7	1984	3	7210	N	N	32207 13TH PL SW
18	010451	0140	6/27/01	179000	1160	400	7	1984	3	12898	N	N	1301 SW 323RD ST
18	010451	0150	2/13/01	177500	1560	0	7	1984	3	9270	N	N	32238 13TH PL SW
18	010451	0170	1/16/01	175000	1880	0	7	1984	3	7810	N	N	32230 13TH PL SW
18	010451	0250	11/22/02	208000	1160	360	7	1984	3	7210	N	N	32215 12TH PL SW
18	010451	0330	3/30/01	184900	1690	0	7	1986	3	7210	N	N	32220 12TH PL SW
18	010451	0470	7/29/01	165000	1120	360	7	1984	3	9021	N	N	32105 12TH PL SW
18	010451	0580	12/5/02	174950	1050	0	7	1983	3	9219	N	N	32102 13TH PL SW
18	010452	0220	1/16/02	207000	1620	0	7	1986	3	8675	N	N	1614 SW 324TH PL
18	010453	0020	8/15/01	180000	1400	0	7	1987	3	6653	N	N	32435 18TH AV SW
18	010453	0150	5/29/02	186200	1440	0	7	1987	3	6695	N	N	1913 SW 325TH PL
18	010453	0190	1/17/02	180000	1380	0	7	1986	3	7000	N	N	1809 SW 325TH PL
18	010453	0200	2/12/02	175500	1070	0	7	1986	3	6299	N	N	1801 SW 325TH PL
18	010453	0220	8/24/01	160000	1140	0	7	1986	3	6974	N	N	32515 17TH AV SW
18	010453	0260	2/26/02	168100	1080	0	7	1987	3	8896	N	N	1724 SW 326TH CT
18	010453	0270	8/14/02	157400	1100	0	7	1987	3	6943	N	N	1728 SW 326TH CT
18	010453	0430	11/18/02	175000	1030	0	7	1986	3	6664	N	N	1527 SW 327TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	010453	0430	5/21/01	161900	1030	0	7	1986	3	6664	N	N	1527 SW 327TH ST
18	010453	0480	6/27/01	165000	1260	0	7	1985	3	6174	N	N	1512 SW 327TH ST
18	010453	0560	6/25/02	178000	1350	0	7	1986	3	10947	N	N	32609 16TH CT SW
18	010453	0570	6/21/01	164950	1200	0	7	1986	3	7666	N	N	32613 16TH CT SW
18	010453	0590	7/31/01	139950	890	0	7	1986	3	6398	N	N	1608 SW 327TH ST
18	010453	0640	12/13/02	160000	940	0	7	1986	3	6231	N	N	32512 17TH AV SW
18	010454	0050	3/20/01	181000	1680	0	7	1987	3	5577	N	N	1723 SW 324TH ST
18	010454	0110	12/5/01	223600	1300	600	7	1989	3	5992	N	N	1714 SW 324TH ST
18	010454	0130	8/21/02	209000	1290	0	7	1987	3	5990	N	N	1730 SW 324TH ST
18	010454	0220	5/31/01	186450	1580	0	7	1986	4	6489	N	N	1701 SW 323RD ST
18	010454	0330	6/13/02	191500	1430	0	7	1987	3	6180	N	N	1832 SW 323RD ST
18	010454	0340	11/12/01	190000	1400	0	7	1987	3	6213	N	N	1904 SW 323RD ST
18	010454	0510	4/16/02	187000	1420	0	7	1987	3	6060	N	N	1913 SW 324TH ST
18	010454	0520	7/24/01	189950	1460	0	7	1987	3	6060	N	N	1905 SW 324TH ST
18	010454	0530	1/17/01	174950	1450	0	7	1987	3	6060	N	N	1839 SW 324TH ST
18	010454	0630	1/23/01	181000	1480	0	7	1987	4	7328	N	N	32340 19TH CT SW
18	010454	0700	8/21/02	215619	2210	0	7	1987	4	7137	N	N	32335 19TH CT SW
18	010455	0110	11/12/02	230000	1760	0	7	1988	3	7235	N	N	32910 17TH AV SW
18	010455	0220	10/15/02	227800	1840	0	7	1989	3	6432	N	N	32724 17TH AV SW
18	010455	0270	5/23/02	195500	1270	860	7	1989	3	6768	N	N	32725 17TH AV SW
18	010455	0310	5/18/01	180200	1490	0	7	1989	3	7292	N	N	32610 18TH PL SW
18	010455	0500	8/6/02	189500	1490	0	7	1989	3	6383	N	N	32804 19TH AV SW
18	010455	0530	9/21/01	174000	1330	0	7	1988	3	6446	N	N	32712 19TH AV SW
18	010455	0570	9/10/01	176000	1340	0	7	1988	3	6815	N	N	32813 17TH AV SW
18	010455	0630	12/4/01	250000	2060	0	7	1989	3	6730	N	N	32849 17TH AV SW
18	010455	0660	4/5/01	192000	1870	0	7	1989	3	6821	N	N	32911 17TH AV SW
18	010455	0690	11/7/02	256450	2390	0	7	1989	3	7330	N	N	1802 SW 330TH ST
18	010455	0720	5/21/02	224950	1940	0	7	1989	3	7268	N	N	32921 19TH AV SW
18	010455	0790	10/24/02	214000	1840	0	7	1989	3	7752	N	N	32704 19TH PL SW
18	010455	0810	4/23/01	195000	1840	0	7	1989	3	6500	N	N	32616 19TH PL SW
18	010455	0840	5/13/01	212000	1990	0	7	1989	3	6587	N	N	32607 18TH PL SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	010456	0060	5/20/02	228500	1910	0	7	1991	3	6392	N	N	32836 19TH AV SW
18	010456	0070	6/14/01	203000	1990	0	7	1991	3	6300	N	N	32830 19TH AV SW
18	010456	0080	5/24/01	214900	1890	0	7	1991	3	6348	N	N	32824 19TH AV SW
18	010456	0130	5/15/02	226700	1960	0	7	1989	3	7534	N	N	1914 SW 328TH CT
18	010456	0200	8/22/01	215000	1470	610	7	1989	3	8850	N	N	32822 20TH AV SW
18	010456	0280	3/9/01	204500	1990	0	7	1990	3	6180	N	N	32706 20TH AV SW
18	010456	0300	4/23/01	218000	1950	0	7	1990	3	6180	N	N	32644 20TH AV SW
18	010456	0380	7/30/01	197000	1910	0	7	1990	3	9550	N	N	32513 20TH CT SW
18	010456	0550	11/19/01	189000	1600	0	7	1989	3	7379	N	N	32823 20TH AV SW
18	010457	0030	11/20/01	219000	2030	0	8	1991	3	7200	N	N	33021 20TH PL SW
18	010457	0040	11/4/02	245000	2040	0	8	1991	3	7201	N	N	33027 20TH PL SW
18	010457	0100	10/29/01	239950	2360	0	8	1992	3	6180	N	N	1915 SW 331ST PL
18	010457	0230	3/28/01	172000	1300	0	8	1992	3	6273	N	N	1623 SW 331ST PL
18	010457	0360	9/13/01	209000	1830	0	8	1994	3	6184	N	N	33002 16TH PL SW
18	010457	0390	4/23/02	252500	2420	0	8	1992	3	7637	N	N	1605 SW 330TH PL
18	132140	0030	10/17/02	214000	1720	0	7	1995	3	5996	N	N	517 S 330TH PL
18	132140	0060	9/4/01	210000	1710	0	7	1995	3	6819	N	N	533 S 330TH PL
18	132140	0070	8/19/02	235000	2180	0	7	1995	3	9039	N	N	537 S 330TH PL
18	132140	0140	6/4/02	191000	1380	0	7	1995	3	7191	N	N	560 S 330TH PL
18	132140	0220	6/5/02	225000	1730	0	7	1995	3	6000	N	N	512 S 330TH PL
18	132140	0240	6/22/01	198000	1710	0	7	1996	3	7653	N	N	520 S 328TH PL
18	132140	0250	4/19/01	229500	2120	0	7	1996	3	6600	N	N	604 S 328TH PL
18	132140	0330	1/26/01	185000	1730	0	7	1995	3	7093	N	N	613 S 331ST PL
18	132140	0570	5/29/02	200720	1380	0	7	1996	3	7200	N	N	324 S 331ST PL
18	132140	0600	5/22/01	203500	1730	0	7	1996	3	18759	N	N	306 S 331ST PL
18	132140	0630	12/12/01	250000	2180	0	7	1996	3	7573	N	N	33027 4TH PL S
18	132140	0650	5/17/02	217500	1780	0	7	1996	3	7652	N	N	33015 4TH PL S
18	132140	0730	4/4/02	226098	2230	0	7	1996	3	6049	N	N	220 S 330TH PL
18	132140	0750	7/25/02	209300	1710	0	7	1996	3	7628	N	N	208 S 330TH PL
18	132140	0910	2/26/01	192000	1380	0	7	1995	3	13306	N	N	515 S 331ST PL
18	132140	0950	11/11/02	235000	2230	0	7	1996	3	8393	N	N	33014 4TH PL S

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18	132140	0980	8/26/02	218000	1710	0	7	1995	3	7261	N	N	33002 4TH PL S
18	132170	0060	6/26/01	435000	3640	0	11	1990	3	20002	N	N	440 SW 345TH ST
18	132170	0210	7/2/01	500000	4220	0	11	1989	3	23075	N	N	34529 5TH PL S
18	132170	0250	4/4/01	266000	2270	0	8	1989	3	13734	N	N	615 SW 346TH ST
18	132170	0390	1/9/02	231000	1870	0	8	1989	3	8541	Y	N	865 SW 345TH PL
18	132170	0480	5/2/02	237500	2150	0	8	1989	3	8084	N	N	818 SW 345TH ST
18	132170	0730	11/14/01	238500	2010	0	8	1989	3	7490	N	N	34516 8TH AV SW
18	132171	0060	7/23/02	280000	2910	0	8	1990	3	8421	N	N	34533 10TH AV SW
18	132171	0130	2/13/02	259950	2670	0	8	1990	3	7350	N	N	34433 10TH AV SW
18	132171	0430	7/25/02	253000	2420	0	8	1990	3	7666	N	N	905 SW 344TH PL
18	132171	0480	8/29/02	255000	2450	0	8	1990	3	7000	N	N	34432 10TH AV SW
18	132171	0580	4/24/01	225000	2060	0	8	1990	3	7789	N	N	914 SW 346TH ST
18	132171	0600	11/26/01	225000	2490	0	8	1990	3	7041	N	N	826 SW 346TH ST
18	132172	0040	6/15/01	650000	4750	0	11	1992	3	20796	N	N	34628 4TH PL SW
18	132172	0080	10/4/02	470000	3240	0	10	1991	3	21320	N	N	413 SW 347TH ST
18	132172	0080	9/10/01	440500	3240	0	10	1991	3	21320	N	N	413 SW 347TH ST
18	132172	0240	10/1/01	455000	3170	0	10	1997	3	22117	N	N	34615 4TH PL SW
18	132173	0110	3/26/01	236000	2050	0	8	1994	3	7630	Y	N	835 SW 347TH PL
18	132173	0140	12/12/01	229900	2130	0	8	1993	3	7685	Y	N	917 SW 347TH PL
18	132173	0190	9/20/02	275000	2930	0	8	1992	3	8105	Y	N	812 SW 347TH CT
18	132173	0310	7/1/02	244950	1990	0	8	1995	3	7140	N	N	1005 SW 347TH ST
18	132173	0380	2/25/02	237500	1960	0	8	1991	3	12987	Y	N	34621 11TH CT SW
18	132173	0560	2/15/01	227000	1920	0	8	1992	3	10777	Y	N	912 SW 346TH CT
18	132173	0690	1/15/02	282000	2940	0	8	1993	3	7892	Y	N	34631 9TH CT SW
18	132173	0840	4/15/02	288000	2920	0	8	1993	3	20228	N	N	34625 8TH AV SW
18	132173	0860	1/29/02	272000	2900	0	8	1995	3	8887	N	N	34617 8TH AV SW
18	132190	0210	1/18/02	291450	2320	0	8	1994	3	7522	N	N	32322 7TH AV SW
18	276230	0100	12/17/01	193500	2010	0	8	1976	3	9600	N	N	34609 4TH PL S
18	666490	0020	10/1/01	219000	1940	0	7	1990	3	6300	N	N	1210 SW 346TH ST
18	666490	0150	7/9/01	193000	1860	0	7	1990	3	6256	N	N	34701 14TH PL SW
18	666490	0170	7/22/02	199950	1920	0	7	1991	3	7241	N	N	34713 14TH PL SW

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18	666490	0190	2/26/02	219950	1690	0	7	1990	3	6000	N	N	34725 14TH PL SW
18	666490	0210	2/12/01	189950	1650	0	7	1990	3	6000	N	N	34730 14TH PL SW
18	666490	0260	7/17/01	197750	1650	0	7	1990	3	6000	N	N	1325 SW 347TH PL
18	666490	0300	10/10/02	235000	1930	0	7	1992	3	6995	N	N	1301 SW 347TH PL
18	666490	0360	3/13/02	216500	1770	0	7	1992	3	10104	N	N	1206 SW 347TH PL
18	666490	0460	2/27/02	203600	1740	0	7	1990	3	5474	N	N	34640 14TH PL SW
18	666490	0470	3/27/01	227000	1940	0	7	1990	3	6887	N	N	34634 14TH PL SW
18	666491	0010	6/3/02	180950	1180	570	7	1992	3	6774	N	N	34414 14TH WY SW
18	666491	0020	8/13/01	166000	1770	0	7	1992	3	5904	N	N	34410 14TH WY SW
18	666491	0040	9/19/02	182950	1820	0	7	1992	3	11859	N	N	34402 14TH WY SW
18	666491	0320	1/3/01	171000	1450	0	7	1992	3	6799	N	N	1433 SW 344TH PL
18	666491	0350	9/24/01	202200	1560	0	7	1992	3	9485	N	N	34423 15TH CT SW
18	683782	0260	3/30/01	275000	2740	0	8	1990	3	7859	N	N	32813 8TH PL SW
18	683782	0260	8/1/02	264950	2740	0	8	1990	3	7859	N	N	32813 8TH PL SW
18	683782	0320	8/22/01	308000	3110	0	9	1990	3	9987	N	N	808 SW 328TH CT
18	683782	0470	12/17/02	283000	2200	0	9	1991	3	7124	N	N	32845 7TH CT SW
18	683782	0540	10/15/02	280000	2340	0	8	1990	3	6278	N	N	32816 8TH PL SW
18	729800	0010	9/24/02	338000	2210	0	9	1986	3	11605	N	N	225 SW 332ND ST
18	729800	0010	2/5/01	310000	2210	0	9	1986	3	11605	N	N	225 SW 332ND ST
18	729800	0020	10/30/01	285000	2860	0	9	1985	3	10867	N	N	215 SW 332ND ST
18	729800	0050	10/26/01	300000	2860	0	9	1986	3	11285	N	N	33231 2ND PL SW
18	729801	0010	1/10/02	410000	3680	0	10	1986	3	12561	N	N	526 SW 331ST ST
18	729801	0040	6/8/01	311706	2880	0	9	1986	3	14472	N	N	508 SW 331ST ST
18	729801	0310	12/14/01	315500	2250	0	9	1986	3	10189	N	N	33339 5TH PL SW
18	729801	0360	1/15/02	340000	3080	0	9	1986	3	12473	N	N	561 SW 334TH CT
18	729802	0070	8/27/01	372950	2850	0	9	1988	3	13902	N	N	205 SW 331ST PL
18	729802	0120	6/15/01	607500	4420	0	11	1987	3	14760	N	N	228 SW 331ST PL
18	729802	0160	7/24/02	460000	4440	0	10	1987	3	14375	N	N	33104 3RD CT SW
18	729802	0220	7/11/02	330000	2430	0	10	1988	3	12363	N	N	33117 3RD CT SW
18	729803	0010	3/11/02	295300	2500	0	9	1988	3	11560	N	N	600 SW 331ST ST
18	729803	0050	6/22/01	320000	2830	0	9	1988	3	13853	N	N	620 SW 331ST ST

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18	729803	0090	4/18/01	409950	3190	0	11	1996	3	11458	N	N	644 SW 331ST ST
18	729803	0140	2/21/01	368000	3430	0	10	1988	3	11700	N	N	635 SW 331ST ST
18	729804	0010	12/13/02	480000	4220	0	11	1988	3	11608	N	N	538 SW 335TH ST
18	729804	0100	5/30/02	413000	3220	0	10	1988	3	13101	N	N	33603 7TH PL SW
18	729804	0110	8/6/02	408000	3290	0	10	1990	3	15281	N	N	33607 7TH PL SW
18	729804	0210	8/22/02	410000	3420	0	9	1988	3	12133	N	N	33659 7TH CT SW
18	729804	0250	1/26/01	355000	3060	0	10	1990	3	16831	N	N	766 SW 337TH PL
18	729804	0260	7/20/01	390000	3940	0	9	1990	3	15813	N	N	767 SW 337TH ST
18	729804	0340	12/19/02	450000	3620	0	11	1990	3	11076	N	N	33720 7TH PL SW
18	729804	0410	7/6/01	413000	3720	0	10	1988	3	10594	N	N	33606 7TH PL SW
18	729804	0500	5/1/01	379500	3560	0	10	1988	3	12047	N	N	513 SW 335TH ST
18	729804	0540	1/15/02	355000	2770	0	10	1989	3	10800	N	N	421 SW 335TH ST
18	729805	0010	7/18/02	449950	3280	0	11	1990	3	10218	N	N	413 SW 335TH ST
18	729805	0020	9/10/02	480978	3600	0	11	1991	3	10126	N	N	403 SW 335TH ST
18	729805	0050	12/23/02	529950	4050	0	11	1990	3	13405	N	N	33527 5TH PL SW
18	729805	0080	1/23/02	394000	3310	0	10	1990	3	11205	N	N	514 SW 336TH ST
18	729805	0120	1/10/01	395000	3450	0	10	1991	3	11340	N	N	541 SW 336TH ST
18	729805	0140	8/7/02	380000	3030	0	10	1995	3	10721	N	N	537 SW 337TH ST
18	729805	0330	7/15/02	439000	4000	0	11	1992	3	11700	N	N	33524 4TH AV SW
18	729805	0440	6/18/02	529950	4180	0	11	1992	3	10638	N	N	33407 4TH CT SW
18	729805	0480	2/25/02	359950	2790	0	10	1996	3	10805	N	N	33522 5TH PL SW
18	729805	0540	6/19/02	375000	2920	0	10	1997	3	10462	N	N	33634 5TH PL SW
18	742800	0060	12/17/01	193000	1490	480	7	1988	3	6512	N	N	1913 SW 347TH PL
18	742800	0120	11/15/02	170000	1180	360	7	1989	3	5449	N	N	1807 SW 347TH PL
18	742800	0140	7/19/02	186500	1400	0	7	1988	3	6736	N	N	1737 SW 347TH PL
18	742800	0230	3/18/02	179000	940	410	7	1989	3	6511	N	N	1708 SW 347TH PL
18	742800	0320	5/22/02	185000	1180	360	7	1988	3	6113	N	N	1822 SW 347TH PL
18	926490	0060	12/10/01	245000	1430	700	8	1978	3	7700	N	N	32328 2ND AV SW
18	926490	0240	7/10/02	189950	1240	290	8	1979	3	10350	N	N	32019 2ND AV SW
18	926490	0340	10/12/01	205000	1700	0	8	1983	4	8250	N	N	32030 4TH AV SW
18	926490	0350	7/20/01	217700	1370	470	8	1979	3	8500	N	N	32024 4TH AV SW

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18	926490	0380	10/10/02	212950	1210	300	8	1983	3	8925	N	N	32025 4TH AV SW
18	926490	0380	10/26/01	210000	1210	300	8	1983	3	8925	N	N	32025 4TH AV SW
18	926490	0540	8/27/01	166500	1310	570	8	1979	3	10800	N	N	522 SW 320TH PL
18	926490	0550	11/1/02	204000	1300	520	8	1979	3	9200	N	N	528 SW 320TH PL
18	926490	0690	9/13/02	213000	2140	0	8	1979	3	10500	N	N	609 SW 321ST ST
18	926490	0750	6/24/02	199950	1570	1000	8	1979	3	8025	N	N	32310 6TH AV SW
18	926490	1120	4/11/02	210000	1310	420	8	1979	3	7600	N	N	523 SW 321ST ST
18	926490	1130	1/22/02	190000	1300	600	8	1983	3	7600	N	N	513 SW 321ST ST
18	926490	1180	10/31/01	210000	1440	600	8	1979	3	7420	N	N	403 SW 321ST ST
18	926490	1210	7/8/02	178000	1870	0	8	1978	3	7630	N	N	309 SW 321ST ST
18	926490	1480	12/13/02	222000	1560	400	8	1978	3	7350	N	N	32414 3RD AV SW
18	926490	1700	7/10/02	240000	2420	0	8	1978	3	7350	N	N	32235 2ND AV SW
18	926490	1750	2/13/02	178500	1280	490	8	1978	3	7875	N	N	32205 2ND AV SW
18	926490	1910	5/24/02	234000	3220	0	8	1978	3	8700	Y	N	225 SW 325TH PL
18	926490	1940	12/4/01	195950	1140	490	8	1978	3	7700	Y	N	239 SW 325TH PL
18	926491	0120	6/21/01	229000	1630	400	8	1980	3	7420	Y	N	32710 5TH AV SW
18	926491	0270	8/15/02	296500	1800	1200	8	1986	3	7700	N	N	32738 2ND AV SW
18	926491	0320	2/11/02	189000	1310	0	8	1984	3	9240	N	N	32904 2ND PL SW
18	926491	0350	10/29/02	236400	1350	1300	8	1984	3	8528	N	N	32934 2ND PL SW
18	926491	0450	9/11/02	240000	2070	0	8	1984	3	16465	N	N	244 SW 330TH ST
18	926491	0460	1/10/01	199950	1230	0	8	1984	3	9936	N	N	32919 3RD AV SW
18	926491	0480	9/11/02	205000	1310	660	8	1980	3	8692	N	N	32903 3RD AV SW
18	926491	0520	2/21/01	184950	1560	0	8	1983	3	7680	N	N	32920 4TH AV SW
18	926491	0740	6/21/01	277000	1990	400	8	1984	3	7920	N	N	32901 6TH AV SW
18	926491	0860	2/5/02	209000	1460	340	8	1985	3	9900	N	N	608 SW 327TH ST
18	926491	0920	8/27/02	215900	1530	0	8	1980	3	7350	Y	N	501 SW 327TH PL
18	926491	0970	9/17/02	216950	1530	580	8	1980	3	7350	N	N	329 SW 327TH PL
18	926491	1040	5/17/01	229500	2070	0	8	1979	3	8120	N	N	320 SW 328TH ST
18	926491	1180	4/18/01	199900	1970	0	8	1979	3	7140	N	N	527 SW 328TH CT
18	926491	1260	6/4/01	221250	2350	0	8	1980	3	9204	N	N	508 SW 328TH CT
18	926491	1270	11/8/02	252000	2100	0	8	1980	3	8250	N	N	514 SW 328TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	926491	1320	10/29/02	209950	1440	400	8	1984	3	7500	Y	N	223 SW 327TH PL
18	926491	1570	8/14/02	235000	1550	800	8	1980	3	7208	Y	N	32734 3RD AV SW
18	926492	0030	1/28/02	264950	2680	0	8	1984	3	8050	N	N	622 SW 323RD ST
18	926492	0200	2/25/02	262500	3200	0	8	1981	3	7952	N	N	32237 7TH AV SW
18	926492	0210	5/11/01	239000	2560	0	8	1984	3	7700	N	N	32243 7TH AV SW
18	926492	0260	9/24/01	254000	2340	0	8	1983	3	7910	N	N	32230 7TH PL SW
18	926492	0320	5/25/01	229000	2280	0	8	1986	3	12236	N	N	32203 7TH PL SW
18	926492	0400	10/4/02	259950	1730	720	8	1984	3	6298	N	N	32247 7TH PL SW
18	926492	0600	6/15/01	197500	1640	0	8	1983	3	7831	N	N	32251 8TH AV SW
18	926492	0700	5/16/02	280500	2020	1000	8	1983	3	7891	N	N	32513 8TH AV SW
18	926492	0730	10/22/01	295000	3330	0	8	1983	3	7891	N	N	32603 8TH AV SW
18	926492	0860	9/9/02	205000	1520	0	8	1983	3	11865	N	N	32606 7TH AV SW
18	926492	0980	9/18/02	294500	2660	0	8	1983	3	9559	N	N	744 SW 327TH ST
18	926492	1070	9/11/02	289950	2760	0	8	1983	3	11970	N	N	32412 8TH AV SW
18	926492	1100	4/20/01	184900	1600	0	8	1983	3	9288	N	N	32324 8TH AV SW
18	926492	1110	9/20/02	224950	1840	0	8	1983	3	10625	N	N	32320 8TH AV SW
18	926493	0110	9/19/02	280000	1730	870	8	1986	3	7700	Y	N	32124 11TH AV SW
18	926493	0180	3/19/01	206900	1620	0	8	1985	3	7671	Y	N	32238 11TH AV SW
18	926493	0190	11/20/01	230000	1860	0	8	1985	3	7645	Y	N	32302 11TH AV SW
18	926493	0240	6/25/02	320000	2100	1500	8	1987	3	7740	Y	N	32332 11TH AV SW
18	926493	0400	8/22/01	235000	2040	0	8	1985	3	9765	Y	N	32435 11TH AV SW
18	926493	0640	8/2/02	234900	1860	0	8	1986	3	9507	N	N	32230 11TH PL SW
18	926493	0710	12/19/02	247000	2300	0	8	1986	3	9800	N	N	32227 11TH PL SW
18	926493	0780	9/20/01	247500	2250	0	8	1986	3	12881	N	N	1126 SW 322ND ST
18	926493	0850	6/14/01	236000	1270	500	8	1986	3	9295	Y	N	32103 11TH AV SW
18	926493	0870	11/26/02	269950	2070	0	8	1987	3	8515	N	N	32027 11TH AV SW
18	926493	0970	1/9/02	225000	2200	0	8	1987	3	13498	N	N	1114 SW 320TH PL
18	926494	0010	12/7/01	260000	2620	0	8	1986	3	13006	N	N	32507 11TH AV SW
18	926494	0110	4/24/01	252000	2550	0	8	1987	3	12161	N	N	32404 12TH AV SW
18	926494	0120	1/29/01	276500	2370	0	8	1987	3	12525	N	N	32402 12TH AV SW
18	926494	0350	11/29/01	256000	2290	0	8	1988	3	7349	N	N	1228 SW 326TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	926494	0480	8/16/02	334000	2940	0	9	1987	3	9166	N	N	1066 SW 326TH ST
18	926494	0570	10/26/01	273000	2030	820	9	1988	3	7700	N	N	32617 13TH AV SW
18	926494	0600	3/13/02	204975	1460	0	8	1987	3	7820	N	N	1302 SW 328TH CT
18	926494	0670	6/22/01	265000	2390	0	8	1987	3	7217	N	N	32820 13TH AV SW
18	926494	0710	2/22/02	247888	2110	0	8	1987	3	8941	N	N	32720 13TH AV SW
18	926494	0830	12/4/02	295000	2640	0	8	1987	3	7519	N	N	1217 SW 326TH PL
18	926494	0880	3/26/02	265000	2040	1130	8	1989	3	8678	N	N	1115 SW 326TH PL
18	926494	0900	4/25/02	243000	2090	0	8	1988	3	7842	N	N	32621 11TH AV SW
18	926494	1080	7/26/01	236000	2610	0	8	1989	3	7350	N	N	32823 12TH AV SW
18	926495	0130	8/15/02	265000	2460	0	9	1989	3	7350	N	N	1208 SW 331ST ST
18	926495	0150	12/20/01	247500	2460	0	9	1989	3	7245	N	N	1112 SW 331ST ST
18	926495	0180	7/3/01	287000	2070	1280	8	1988	3	7875	N	N	33007 11TH AV SW
18	926495	0250	2/1/01	272500	2440	0	9	1987	3	11263	N	N	1081 SW 330TH CT
18	926495	0310	8/21/01	275000	2460	0	9	1989	3	9758	N	N	33106 11TH AV SW
18	926495	0950	3/5/01	260000	2280	0	9	1987	3	8447	N	N	33112 12TH CT SW
18	926495	1020	5/10/01	260000	2290	0	9	1988	3	7088	N	N	33106 13TH AV SW
18	926495	1050	9/20/01	285000	2710	0	9	1987	3	11217	N	N	33122 13TH AV SW
18	926496	0050	8/12/02	284950	2130	0	9	1987	3	7368	N	N	33331 12TH AV SW
18	926496	0080	5/23/01	279500	2464	0	9	1987	3	7443	N	N	33349 12TH AV SW
18	926496	0090	4/24/02	277500	2390	0	8	1989	3	7350	N	N	33357 12TH AV SW
18	926496	0100	6/7/02	269950	2060	0	9	1989	3	7350	N	N	33361 12TH AV SW
18	926496	0360	9/12/01	282000	2660	0	9	1987	3	7698	N	N	33447 11TH PL SW
18	926496	0370	4/13/01	252500	2610	0	9	1987	3	7202	N	N	1106 SW 335TH ST
18	926496	0420	3/26/01	254950	2040	0	9	1989	3	7747	N	N	1121 SW 334TH PL
18	926496	0580	2/14/01	262000	2580	0	9	1987	3	7529	N	N	1105 SW 333RD PL
18	926496	0620	8/21/01	254000	2170	0	8	1989	3	7366	N	N	1130 SW 334TH PL
18	926496	0650	3/29/02	325000	2210	0	9	1988	3	10348	N	N	33338 12TH AV SW
18	926496	0810	7/27/01	252000	2580	0	9	1989	3	9016	N	N	33320 10TH CT SW
18	926496	0920	7/26/01	260000	2420	0	9	1990	3	9052	N	N	33325 10TH CT SW
21	066230	0060	10/24/02	311000	2980	0	9	1996	3	7438	N	N	712 SW 352ND PL

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21	066230	0140	10/2/02	314950	2890	0	9	1995	3	8400	N	N	512 SW 352ND ST
21	066231	0030	9/14/01	254000	2860	0	8	1999	3	9790	N	N	723 SW 356TH PL
21	066231	0210	5/3/02	324000	2940	610	9	1998	3	11136	N	N	35232 7TH AV SW
21	066231	0250	8/23/02	300000	2930	0	9	1996	3	8546	N	N	35223 6TH AV SW
21	066231	0410	12/3/02	312500	2680	0	9	1997	3	6600	N	N	417 SW 353RD ST
21	066231	0680	11/16/01	314500	2800	0	9	1998	3	6825	N	N	825 SW 354TH ST
21	066231	0720	4/23/01	286000	2680	0	9	1997	3	6534	N	N	35423 7TH AV SW
21	113780	0160	3/25/02	355000	3180	0	10	1989	3	17112	N	N	36020 3RD AV S
21	113780	0250	12/10/01	327000	2460	0	10	1988	3	18873	N	N	36031 3RD AV S
21	113780	0400	2/14/01	345000	2970	0	10	1988	3	25963	N	N	36117 2ND AV S
21	113960	0040	2/9/01	217000	1950	620	8	1988	3	9602	N	N	102 SW 366TH ST
21	113960	0150	9/23/02	278296	2050	990	8	1987	3	9862	N	N	128 SW 366TH ST
21	114000	0190	9/16/02	165000	1300	0	7	1971	4	9620	N	N	221 S 357TH ST
21	114000	0270	4/22/02	157000	1190	0	7	1971	4	9592	N	N	228 S 357TH ST
21	132174	0120	12/10/02	431000	3190	0	9	1994	3	19922	N	N	411 SW 350TH PL
21	132174	0280	9/18/02	263500	2450	0	8	1996	3	18869	N	N	34849 7TH AV SW
21	132174	0420	2/13/01	252000	2890	0	8	1995	3	7131	N	N	34833 8TH PL SW
21	132174	0600	4/23/02	278000	2410	0	8	1997	3	7930	N	N	35002 8TH PL SW
21	132174	0620	7/30/02	292875	2530	0	8	1997	3	9221	N	N	35018 8TH PL SW
21	132174	0760	5/15/02	300000	2500	0	8	1997	3	8979	Y	N	706 SW 350TH CT
21	132174	0770	9/10/01	282000	2866	0	8	1997	3	8846	Y	N	710 SW 350TH CT
21	132174	0850	6/24/02	273500	2270	0	8	1996	3	15027	N	N	34950 7TH AV SW
21	132174	0860	7/27/01	283000	2450	0	8	1996	3	14246	N	N	34940 7TH AV SW
21	132174	0870	3/19/01	269900	2460	0	8	1996	3	15084	N	N	34930 7TH AV SW
21	218000	0410	4/30/01	145000	1240	0	7	1981	3	10400	N	N	36120 13TH AV SW
21	218000	0420	3/16/01	139950	960	0	7	1981	3	13300	N	N	36120 13TH AV SW
21	218000	0590	11/15/01	164000	1190	0	7	1978	4	11050	N	N	36002 14TH AV SW
21	218000	0655	9/25/02	169950	1120	0	7	1979	3	12000	N	N	36109 13TH AV SW
21	218000	1080	5/21/01	164949	1260	0	7	1981	3	22100	N	N	36135 14TH AV SW
21	218820	0005	11/23/01	299000	1780	620	8	1979	3	58463	N	N	803 SW 368TH ST
21	218820	0385	4/2/02	212000	1360	0	8	1995	3	18000	N	N	36815 5TH AV SW

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21	218820	0785	7/27/01	137500	880	0	7	1978	3	19600	N	N	36836 4TH AV SW
21	218820	1950	4/24/01	136000	880	0	7	1978	3	9000	N	N	36910 4TH AV SW
21	218820	3395	10/12/01	149000	1440	0	7	1976	3	15000	N	N	37234 1ST AV SW
21	252103	9001	1/22/01	250000	1870	750	8	1960	4	52707	N	N	1610 SW 356TH ST
21	252103	9066	11/8/02	238850	1900	0	8	1995	3	9514	N	N	1714 SW 354TH PL
21	257180	0015	3/6/01	160000	1420	0	7	1967	3	10779	N	N	35420 12TH AV SW
21	257180	0070	3/25/02	161000	1170	0	7	1967	4	10800	N	N	35413 11TH AV SW
21	302104	9105	7/18/01	149000	1170	0	7	1967	3	9583	N	N	35803 6TH AV SW
21	302104	9119	7/29/02	210000	1660	0	8	1980	3	32870	N	N	35840 8TH AV SW
21	302104	9170	10/10/02	410000	2960	1650	9	1988	3	53578	N	N	36522 9TH AV SW
21	306560	0010	5/13/01	182000	1520	0	7	1993	3	5477	N	N	1926 SW 358TH CT
21	306560	0030	8/29/01	183000	1390	0	7	1992	3	5148	N	N	1914 SW 358TH CT
21	306560	0040	7/23/01	163000	1150	0	7	1992	3	8954	N	N	1908 SW 358TH CT
21	306560	0260	7/20/01	178000	1520	0	7	1992	3	7428	N	N	1710 SW 359TH ST
21	306560	0410	2/12/01	175000	1400	0	7	1992	3	6373	N	N	35909 18TH CT SW
21	306560	0450	7/29/02	160000	1070	0	7	1992	3	5500	N	N	35924 18TH AV SW
21	306560	0450	6/5/01	151000	1070	0	7	1992	3	5500	N	N	35924 18TH AV SW
21	306560	0460	6/17/02	189000	1540	0	7	1992	3	6366	N	N	35930 18TH AV SW
21	306560	0470	4/28/01	180000	1510	0	7	1992	3	6266	N	N	36012 20TH AV SW
21	306561	0100	5/3/01	199950	1780	0	7	1994	3	7186	N	N	35727 18TH AV SW
21	306561	0140	3/26/01	200000	1840	0	7	1993	3	7184	N	N	35811 18TH AV SW
21	322104	9090	10/2/02	152000	1280	0	6	1949	4	8499	N	N	306 S 373RD ST
21	322104	9122	5/25/01	240000	1690	1000	8	1969	4	49658	N	N	819 S 373RD PL
21	322104	9133	8/7/01	271000	1510	1510	7	1972	4	47916	N	N	1020 S 372ND WY
21	440560	0150	9/6/02	140000	1300	0	6	1941	3	12600	N	N	35827 9TH AV SW
21	440560	0160	11/21/01	143500	1140	0	6	1977	4	11875	N	N	35809 9TH AV SW
21	440560	0186	5/18/01	134000	900	0	6	1942	4	11934	N	N	817 SW 356TH ST
21	440561	0060	9/24/02	174500	820	670	7	1977	3	11840	N	N	804 SW 360TH ST
21	440561	0150	4/20/01	153500	820	670	7	1977	3	12750	N	N	35849 9TH AV SW
21	440561	0190	5/7/01	190000	1300	860	7	1977	4	13968	N	N	35836 10TH AV SW
21	502860	0010	7/25/01	169950	1580	0	7	1989	3	6232	N	N	1307 SW 355TH PL

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21	502860	0050	7/30/02	205000	1680	0	7	1990	3	7453	N	N	1329 SW 355TH PL
21	502860	0150	2/13/02	200000	1830	0	7	1989	3	6058	N	N	35333 13TH WY SW
21	502860	0160	6/14/01	174950	1470	0	7	1990	3	6282	N	N	1305 SW 353RD ST
21	502860	0190	4/17/02	197500	1710	0	7	1991	3	6481	N	N	35308 13TH PL SW
21	502860	0210	6/5/01	168500	1430	0	7	1991	3	6000	N	N	35320 13TH PL SW
21	502860	0240	9/27/01	180000	1570	0	7	1992	3	6000	N	N	35338 13TH PL SW
21	502860	0290	10/24/01	183500	1230	0	7	1990	3	7557	N	N	35359 13TH PL SW
21	502860	0340	12/27/01	184950	1490	0	7	1990	3	6000	N	N	35327 13TH PL SW
21	502860	0500	2/26/01	170000	1450	0	7	1990	3	6712	N	N	35109 14TH AV SW
21	502860	0550	6/11/01	170000	1320	0	7	1989	3	6530	N	N	1427 SW 351ST ST
21	502860	0560	8/21/01	194000	1620	0	7	1990	3	6373	N	N	1426 SW 351ST ST
21	502860	0570	8/13/02	200000	1220	640	7	1989	3	10165	N	N	1422 SW 351ST ST
21	502860	0590	3/11/02	175000	1450	0	7	1989	3	6950	N	N	1412 SW 351ST ST
21	502860	0600	11/20/02	194990	1620	0	7	1990	3	6246	N	N	35021 14TH AV SW
21	502860	0620	8/9/02	189450	1320	0	7	1989	3	6380	N	N	35009 14TH AV SW
21	502860	0670	2/8/01	165450	1410	0	7	1990	3	7038	N	N	1428 SW 350TH ST
21	502860	0790	3/13/01	198000	1870	0	7	1990	3	7024	N	N	1316 SW 350TH ST
21	502860	0890	5/6/02	185000	1330	0	7	1990	3	6388	N	N	35202 13TH PL SW
21	502860	0900	7/31/02	182500	1400	0	7	1990	3	6818	N	N	35206 13TH PL SW
21	502860	0970	9/6/02	199500	1610	0	7	1990	3	6000	N	N	1330 SW 353RD ST
21	502860	1050	11/27/01	171000	1390	0	7	1990	3	9333	N	N	1332 SW 351ST ST
21	502860	1150	7/30/01	195000	1950	0	7	1990	3	5946	N	N	35019 13TH PL SW
21	502860	1160	9/4/02	190000	1400	0	7	1990	3	6000	N	N	35025 13TH PL SW
21	502860	1200	5/21/01	170950	1410	0	7	1990	3	6709	N	N	35205 13TH PL SW
21	502860	1250	6/25/01	190000	1940	0	7	1990	3	8795	N	N	35121 11TH PL SW
21	502860	1300	10/22/01	204000	1840	0	7	1991	3	6877	N	N	1138 SW 352ND PL
21	502860	1340	2/23/01	201000	1730	0	7	1990	3	7349	N	N	1025 SW 352ND ST
21	502860	1760	8/21/02	214500	1800	0	7	1990	3	6666	N	N	35354 11TH CT SW
21	502860	1770	3/5/01	195000	1650	0	7	1990	3	5932	N	N	1024 SW 354TH ST
21	502860	1820	12/11/01	197500	1800	0	7	1990	3	6571	N	N	35335 10TH PL SW
21	502860	1830	5/14/01	167000	1770	0	7	1990	3	6728	N	N	35336 10TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21	502860	1950	12/20/01	187000	1570	0	7	1990	3	6661	N	N	35409 12TH AV SW
21	502860	1960	6/27/01	170000	1480	0	7	1990	3	6834	N	N	35417 12TH AV SW
21	502860	2000	8/24/01	175000	1480	0	7	1989	3	6500	N	N	1240 SW 354TH PL
21	502860	2190	3/19/02	175000	1170	380	7	1989	3	6121	N	N	1244 SW 355TH PL
21	502860	2200	6/6/01	194000	2070	0	7	1989	3	6366	N	N	1250 SW 355TH PL
21	502860	2220	11/20/01	196500	1930	0	7	1990	3	5800	N	N	1209 SW 355TH PL
21	542242	0050	4/12/01	205500	1760	0	7	1990	3	6091	N	N	1405 SW 349TH ST
21	542242	0120	5/15/02	198500	1420	0	7	1990	3	6788	N	N	1203 SW 349TH ST
21	542242	0170	3/22/02	192000	1470	0	7	1989	3	6766	N	N	34816 13TH AV SW
21	542242	0210	4/12/01	204300	1890	0	7	1990	3	7957	N	N	1306 SW 348TH ST
21	542242	0250	4/17/01	175000	1170	200	7	1990	3	6000	N	N	1330 SW 348TH ST
21	542242	0280	4/4/02	197400	1620	0	7	1990	3	6397	N	N	1348 SW 348TH ST
21	542242	0330	7/26/01	192000	1650	0	7	1990	3	6000	N	N	34821 14TH PL SW
21	542242	0420	10/3/02	194000	1640	0	7	1989	3	7271	N	N	1335 SW 348TH ST
21	542242	0450	7/28/01	205000	1820	0	7	1990	3	7366	N	N	34820 13TH CT SW
21	542242	0530	10/8/02	195000	1480	0	7	1989	3	6091	N	N	34831 13TH AV SW
21	542242	0650	5/15/02	229000	1760	0	7	1989	3	10257	N	N	34825 11TH AV SW
21	542242	0730	5/20/02	236000	2070	0	7	1989	3	6067	N	N	34814 11TH AV SW
21	542242	0800	4/25/02	210000	1760	0	7	1990	3	6000	N	N	1108 SW 348TH PL
21	542243	0020	10/27/01	188900	1470	0	7	1989	3	9113	N	N	1006 SW 348TH PL
21	542243	0090	5/9/02	167500	1200	0	7	1989	3	6000	N	N	34904 10TH PL SW
21	542243	0140	8/22/01	199950	1640	0	7	1989	3	6735	N	N	34942 10TH PL SW
21	542243	0200	6/19/01	205000	1870	0	7	1989	3	6000	N	N	1103 SW 350TH PL
21	542243	0250	4/4/01	199000	1860	0	7	1989	3	7218	N	N	34931 11TH CT SW
21	542243	0300	1/9/02	198450	1780	0	7	1990	3	7428	N	N	34928 11TH CT SW
21	542350	0050	9/4/01	169950	1390	0	7	1985	3	6740	N	N	2008 SW 348TH ST
21	542350	0070	4/29/02	191950	1080	340	7	1984	3	6740	N	N	1910 SW 348TH ST
21	542350	0100	8/13/01	155000	1080	0	7	1984	3	6740	N	N	1820 SW 348TH ST
21	542350	0280	4/12/01	173000	1020	490	7	1983	3	7451	N	N	34802 19TH CT SW
21	542350	0460	11/11/01	134950	1590	0	6	1984	3	6481	N	N	1809 SW 349TH PL
21	542350	0480	12/16/02	139000	1060	0	6	1983	3	6800	N	N	1729 SW 349TH PL

Improved Sales Used in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21	570780	0150	8/30/01	364500	1890	1190	8	1999	3	14643	N	N	36721 1ST CT SW
21	570780	0190	7/11/01	269950	1830	0	9	1995	3	34203	N	N	36730 1ST WY SW
21	570780	0230	8/16/02	315000	2500	0	9	1991	3	13600	N	N	222 SW 368TH ST
21	713780	0045	12/20/01	164950	1140	0	7	1968	4	9085	N	N	35632 15TH AV SW
21	713780	0060	9/17/02	155000	1470	0	7	1968	4	9085	N	N	35643 14TH AV SW
21	713780	0070	10/7/02	156000	1030	0	7	1952	4	9085	N	N	35654 15TH AV SW
21	713780	0110	4/11/01	155000	1170	0	7	1968	3	9085	N	N	35820 15TH AV SW
21	713780	0155	5/17/02	155000	1200	0	7	1968	3	9700	N	N	1404 SW 360TH ST
21	713780	0175	3/18/02	161950	1250	0	7	1968	3	9085	N	N	35617 13TH AV SW
21	713780	0215	11/19/01	144500	1210	0	7	1966	4	9085	N	N	35645 13TH AV SW
21	779645	0210	11/18/02	281074	2790	0	8	2002	3	5000	N	N	SW 361ST ST
21	779645	0220	12/13/02	244479	1620	0	8	2002	3	5000	N	N	SW 361ST ST
21	779645	0230	11/25/02	252753	2580	0	8	2002	3	5000	N	N	SW 361ST ST
21	779645	0590	10/1/02	277575	2550	0	8	2002	3	5548	N	N	705 S 363RD PL
21	779645	0610	10/3/02	255820	2610	0	8	2002	3	6360	N	N	702 SW 363RD PL
21	787960	0010	7/25/02	235360	1850	0	8	2002	3	7316	N	N	35213 19TH AV SW
21	787960	0020	8/12/02	234950	2120	0	8	2002	3	7200	N	N	35219 19TH AV SW
21	787960	0030	7/26/02	223950	1850	0	8	2002	3	7200	N	N	35225 19TH AV SW
21	787960	0200	7/24/02	224950	1850	0	8	2002	3	7207	N	N	1838 SW 352ND ST
21	787960	0210	8/6/02	254950	2300	0	8	2002	3	7220	N	N	1836 SW 352ND ST
21	795620	0010	4/18/01	139000	1100	0	6	1961	4	9975	N	N	1956 SW 350TH ST
21	795620	0080	7/6/01	153000	1040	0	6	1961	5	10050	N	N	1904 SW 350TH ST
21	795620	0100	5/13/02	153000	1120	0	6	1962	4	9975	N	N	1947 SW 350TH ST
21	795620	0160	3/26/02	139500	1000	0	6	1961	3	10050	N	N	1905 SW 350TH ST
21	795620	0180	12/19/02	144400	840	0	6	1962	3	9975	N	N	1912 SW 351ST ST
21	795630	0060	11/2/01	149950	840	0	6	1962	4	9600	N	N	35112 19TH AV SW
21	859490	0040	10/30/01	207000	1270	1270	7	1978	4	14617	N	N	418 SW 363RD PL
21	859490	0080	4/4/01	240000	1220	1220	7	1968	4	15174	Y	N	417 SW 363RD PL
21	920200	0100	8/13/02	162200	1460	0	7	1967	3	9600	N	N	1611 SW 351ST ST
21	920200	0160	3/2/01	154000	1280	0	7	1967	3	11790	N	N	1632 SW 351ST ST
21	920200	0220	5/16/02	146950	1280	0	7	1967	3	13720	N	N	1610 SW 350TH ST

Improved Sales Used in this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21	926975	0160	8/27/01	159995	1230	0	7	1986	3	10809	N	N	1921 SW 354TH ST
21	926975	0410	12/20/01	192000	1480	480	7	1986	3	7683	N	N	35438 18TH AV SW
21	926975	0480	10/30/01	195000	1230	500	7	1986	3	8103	N	N	35404 18TH AV SW
21	926975	0540	11/5/01	179000	1270	520	7	1986	3	7589	N	N	1823 SW 353RD PL
21	926975	0730	6/12/02	197000	1490	410	7	1986	3	8189	N	N	1817 SW 352ND PL
21	926975	0860	7/26/02	183000	1480	0	7	1987	3	7700	N	N	1918 SW 353RD PL
21	926975	0870	12/19/01	197950	1490	530	7	1987	3	7700	N	N	1926 SW 353RD PL

Improved Sales Removed from this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
18	010450	0340	3/02	144500	EXEMPT FROM EXCISE TAX
18	010450	0490	3/01	69636	DORRatio
18	010450	0750	7/01	62400	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
					ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	010451	0520	12/01	177000	BANKRUPTCY - RECEIVER OR TRUSTEE
18	010453	0160	8/02	174000	EXEMPT FROM EXCISE TAX
18	010454	0620	3/01	160062	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	010454	0620	3/01	160062	RELATED PARTY, FRIEND, OR NEIGHBOR
18	010457	0540	8/02	195500	EXEMPT FROM EXCISE TAX
18	132140	0760	11/01	47000	QUIT CLAIM DEED DORRatio
18	132170	0030	8/02	450000	Diagnostic Outlier
18	132170	0030	2/01	144561	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18	132170	0130	4/02	425000	RELOCATION - SALE BY SERVICE
18	132170	0130	3/02	425000	RELOCATION - SALE TO SERVICE
18	132172	0150	6/01	104132	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18	132173	0170	10/01	60141	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
18	132173	0590	5/01	251000	RELOCATION - SALE BY SERVICE
18	132173	0590	3/01	251000	RELOCATION - SALE TO SERVICE
18	132173	0660	1/02	92200	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18	276230	0050	5/02	46756	QUIT CLAIM DEED DORRatio
					ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	276230	0110	9/01	185000	QUIT CLAIM DEED DORRatio
18	666490	0340	4/02	59920	Diagnostic Outlier
18	666491	0150	9/02	240000	BANKRUPTCY - RECEIVER OR TRUSTEE
18	683782	0300	6/01	240000	RELOCATION - SALE BY SERVICE
18	683782	0300	6/01	240000	RELOCATION - SALE TO SERVICE
18	683782	0440	12/01	263500	RELOCATION - SALE BY SERVICE
18	683782	0440	10/01	263500	RELOCATION - SALE TO SERVICE
					ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	729800	0010	8/01	318000	RELOCATION - SALE TO SERVICE
18	729801	0310	9/01	315500	BANKRUPTCY - RECEIVER OR TRUSTEE
18	729801	0340	10/01	370000	EXEMPT FROM EXCISE TAX
18	729803	0020	7/01	85891	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
18	729803	0190	7/01	372000	EXEMPT FROM EXCISE TAX
18	729804	0050	8/01	369900	QUESTIONABLE PER SALES IDENTIFICATION
18	729804	0390	6/01	379000	RELOCATION - SALE BY SERVICE
18	729804	0390	4/01	379000	RELOCATION - SALE TO SERVICE
18	729805	0270	6/01	276000	Diagnostic Outlier
18	742800	0200	7/02	143000	NON-REPRESENTATIVE SALE
18	926490	0300	8/02	181365	EXEMPT FROM EXCISE TAX
18	926490	0660	6/01	229900	RELOCATION - SALE BY SERVICE
18	926490	0660	5/01	229900	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis

Area 54

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
18	926490	0680	7/02	167500	Diagnostic Outlier
18	926490	0930	4/02	220000	RELATED PARTY, FRIEND, OR NEIGHBOR
18	926490	0950	4/02	200450	RELATED PARTY, FRIEND, OR NEIGHBOR
18	926490	2140	4/01	51348	RELATED PARTY, FRIEND, OR NEIGHBOR
18	926490	2240	10/01	71958	QUIT CLAIM DEED DORRatio
18	926490	2300	4/01	152000	Diagnostic Outlier
18	926491	0070	9/01	158725	Diagnostic Outlier
18	926491	0340	10/01	121258	RELATED PARTY, FRIEND, OR NEIGHBOR
18	926491	0880	3/02	255000	RELOCATION - SALE BY SERVICE
18	926491	0880	2/02	255000	RELOCATION - SALE TO SERVICE
18	926491	1360	10/01	201000	RELOCATION - SALE BY SERVICE
18	926491	1360	9/01	201000	RELOCATION - SALE TO SERVICE
18	926491	1570	4/02	73963	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
18	926492	0540	5/02	225000	BANKRUPTCY - RECEIVER OR TRUSTEE
18	926492	0540	1/02	212500	EXEMPT FROM EXCISE TAX
18	926493	0720	6/02	235000	BANKRUPTCY - RECEIVER OR TRUSTEE
18	926495	0190	7/01	232000	QUESTIONABLE PER SALES IDENTIFICATION Obsol
18	926910	0040	1/02	240000	Diagnostic Outlier
21	066231	0600	12/01	312500	RELOCATION - SALE BY SERVICE
21	066231	0600	12/01	312500	RELOCATION - SALE TO SERVICE
21	066231	0870	9/02	342500	Diagnostic Outlier
21	066231	0890	3/02	332000	UnFinArea
21	113960	0130	12/02	163085	Diagnostic Outlier
21	113960	0140	8/02	190000	BANKRUPTCY - RECEIVER OR TRUSTEE
21	114000	0020	3/02	145743	EXEMPT FROM EXCISE TAX
21	114000	0170	5/01	109800	EXEMPT FROM EXCISE TAX
21	132174	0700	4/02	285000	STATEMENT TO DOR
21	218000	0655	6/02	107546	EXEMPT FROM EXCISE TAX
21	218820	0625	3/01	140500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
21	218820	2690	4/01	169900	Diagnostic Outlier
21	218820	2755	9/01	49719	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
21	218820	3395	6/01	100000	EXEMPT FROM EXCISE TAX
21	252103	9015	1/01	189950	Diagnostic Outlier
21	292104	9065	9/01	275000	Diagnostic Outlier
21	292104				GOVERNMENT AGENCY; OTHER WARNINGS DORRatio
21	292104	9100	2/02	2000	
21	292104	9130	2/02	225000	BANKRUPTCY - RECEIVER OR TRUSTEE
21	302104	9021	10/01	437000	ImpCountSELLER'S OR PURCHASER'S ASSIGNMENT
21	302104	9142	7/01	412000	Diagnostic Outlier
21	302104	9167	11/01	359950	Diagnostic Outlier
21	302104	9172	9/02	227000	Diagnostic Outlier
21	322104	9016	8/01	273000	QUESTIONABLE PER SALES IDENTIFICATION
21	322104	9021	9/01	150000	ActivePermitBeforeSale>25K
21	322104	9159	7/02	585000	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
21	322104	9160	3/01	70000	DORRatio
21	440560	0035	1/01	91000	Diagnostic Outlier
21	440560	0095	5/02	150000	Diagnostic Outlier
21	440560	0170	11/02	146950	Diagnostic Outlier
21	440561	0140	3/01	102500	Diagnostic Outlier
21	440561	0200	5/01	128866	Diagnostic Outlier
21	502860	0890	5/02	87875	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
21	502860	1040	5/01	29000	EXEMPT FROM EXCISE TAX; OTHER WARNINGS
21	502860	1580	11/01	206000	RELOCATION - SALE BY SERVICE
21	502860	1580	11/01	206000	RELOCATION - SALE TO SERVICE
21	502860	1710	5/01	193000	RELOCATION - SALE BY SERVICE
21	502860	1710	4/01	193000	RELOCATION - SALE TO SERVICE
21	502860	1830	6/02	191950	RELOCATION - SALE BY SERVICE
21	502860	1830	6/02	191950	RELOCATION - SALE TO SERVICE
21	502860	2270	8/02	199950	RELOCATION - SALE BY SERVICE
21	502860	2270	7/02	199950	RELOCATION - SALE TO SERVICE
21	542242	0450	7/01	205000	RELOCATION - SALE TO SERVICE
21	542242	0600	8/02	199900	RELOCATION - SALE BY SERVICE
21	542242	0600	8/02	199900	RELOCATION - SALE TO SERVICE
21	542243	0100	2/02	152100	EXEMPT FROM EXCISE TAX
21	542243	0180	3/01	99325	CORPORATE AFFILIATES DORRatio
21	542350	0120	3/01	39949	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	542350	0190	4/01	70379	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
21	542350	0230	5/01	65000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
21	713780	0095	12/02	150500	Diagnostic Outlier
21	713780	0115	8/01	169500	UnFinArea
21	713780	0220	1/02	138000	BANKRUPTCY - RECEIVER OR TRUSTEE
21	713780	0260	3/01	133000	Diagnostic Outlier
21	713780	0320	9/01	149500	Obsol
21	743680	0020	11/02	454000	Diagnostic Outlier
21	743680	0080	10/02	440000	Diagnostic Outlier
21	779645	0540	9/02	228975	Diagnostic Outlier
21	779645	0570	9/02	257894	Diagnostic Outlier
21	779645	0580	9/02	235725	Diagnostic Outlier
21	779645	0600	9/02	289231	Diagnostic Outlier
21	779645	0620	10/02	244698	%Compl ActivePermitBeforeSale>25K
21	779645	0630	10/02	270170	%Compl ActivePermitBeforeSale>25K
21	779645	0640	10/02	265437	%Compl ActivePermitBeforeSale>25K
21	787960	0040	9/02	239950	%Compl ActivePermitBeforeSale>25K
21	787960	0050	9/02	230200	%Compl ActivePermitBeforeSale>25K
21	787960	0080	10/02	229950	%Compl ActivePermitBeforeSale>25K
21	787960	0090	12/02	220000	%Compl ActivePermitBeforeSale>25K
21	787960	0100	9/02	219950	%Compl ActivePermitBeforeSale>25K
21	787960	0130	8/02	239950	%Compl ActivePermitBeforeSale>25K
21	787960	0160	9/02	234950	%Compl ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis
Area 54
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
21	787960	0170	9/02	224950	%Compl ActivePermitBeforeSale>25K
21	787960	0180	8/02	242950	%Compl ActivePermitBeforeSale>25K
21	787960	0190	10/02	226950	%Compl
21	795620	0220	9/02	130000	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 54

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
18	192104	9019	6/29/01	160000	197326	N	N
18	242103	9020	3/13/01	395000	209959	N	N
18	926491	0410	3/5/01	65000	8352	N	N
21	066231	0700	7/22/02	75000	8045	N	N
21	218000	0575	12/16/02	30000	18700	N	N
21	218820	0285	10/31/02	39500	12000	N	N
21	218820	2805	9/11/02	41000	12000	N	N
21	252103	9017	10/4/02	170000	63360	N	N
21	292104	9135	10/17/02	60000	41290	N	N
21	322104	9073	3/22/02	45000	33067	N	N
21	440560	0195	6/24/02	62000	15935	N	N
21	609330	0040	1/24/01	50000	16881	N	N
21	743680	0020	1/16/02	105000	18261	N	N
21	743680	0040	5/7/02	105000	18289	N	N
21	743680	0060	8/30/02	105000	19966	N	N
21	743680	0070	8/27/02	105000	20308	N	N
21	743680	0080	5/1/02	105000	20302	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 54

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
21	302104	9032	1/01	2000	Sold to adjacent owner
21	302104	9046	4/01	1000	\$1,000 SALE OR LESS; DORRatio
21	768390	0130	7/02	92500	DORRatio
21	768390	0120	7/02	92500	DORRatio
21	440561	0010	7/02	92500	DORRatio
21	440561	0020	7/02	92500	DORRatio
21	779645	0050	11/02	266246	New Imp Not Yet Picked Up
21	779645	0060	10/02	267680	New Imp Not Yet Picked Up
21	779645	0080	11/02	281318	New Imp Not Yet Picked Up
21	779645	0100	12/02	241040	New Imp Not Yet Picked Up
21	779645	0110	10/02	275046	New Imp Not Yet Picked Up
21	779645	0120	11/02	238630	New Imp Not Yet Picked Up
21	779645	0130	10/02	296671	New Imp Not Yet Picked Up
21	779645	0150	10/02	242082	New Imp Not Yet Picked Up
21	779645	0160	11/02	225366	New Imp Not Yet Picked Up
21	779645	0170	11/02	246210	New Imp Not Yet Picked Up
21	779645	0180	11/02	206270	New Imp Not Yet Picked Up
21	779645	0290	12/02	236921	New Imp Not Yet Picked Up
21	779645	0330	12/02	283437	New Imp Not Yet Picked Up
21	779645	0330	12/02	263823	New Imp Not Yet Picked Up
21	779645	0340	11/02	287831	New Imp Not Yet Picked Up
21	779645	0350	12/02	228160	New Imp Not Yet Picked Up
21	779645	0370	12/02	281275	New Imp Not Yet Picked Up
21	779645	0410	12/02	289846	New Imp Not Yet Picked Up
21	779645	0460	12/02	245968	New Imp Not Yet Picked Up
21	779645	0560	11/02	268913	New Imp Not Yet Picked Up